



**Alexandra Grove, N4 2LF**  
**£515,000**

**DAVID  
ANDREW**

your  
most  
valuable  
asset

## Alexandra Grove, N4 2LF

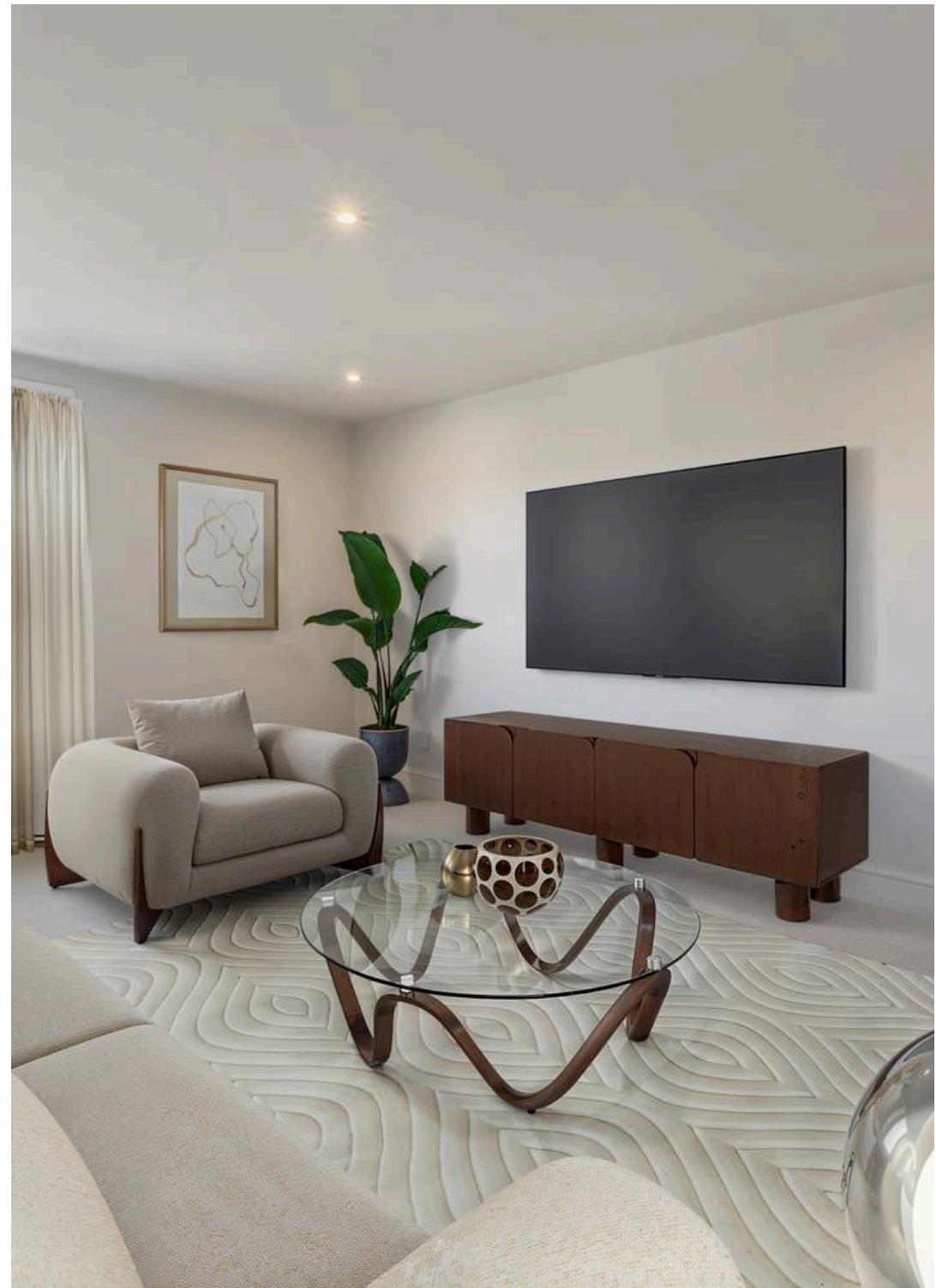
This spacious two-bedroom period flat spanning 750 sq ft / 69.7 sq m is located on the second and third floor of a Victorian Conversion on Alexandra Grove, a quiet, no through road. The flat is spacious and light-filled, with a separate kitchen and reception room. Both double bedrooms are generously sized with ample room for storage.

The flat is offered chain-free and presents a wonderful opportunity for first time buyers looking to buy a period property in a fantastic location. Set in a prime location, you'll have parks, trendy cafes, shops, and excellent transport links at your doorstep. With the Underground (Piccadilly and Victoria Line), National Rail, and buses nearby, commuting to central London is a breeze. A perfect home for those seeking charm, convenience, and connectivity in North London.

Tenure: Share of freehold

EPC Energy Efficiency Rating: D

- 750 sq ft / 69.7 sq m
- 2 double bedrooms across two floors
- Bright and spacious reception room
- Top-floor flat in a period conversion
- Great natural light and quiet location
- Excellent transport links via Finsbury Park Station
- Walking distance to Clissold Park, Stoke Newington & local shops





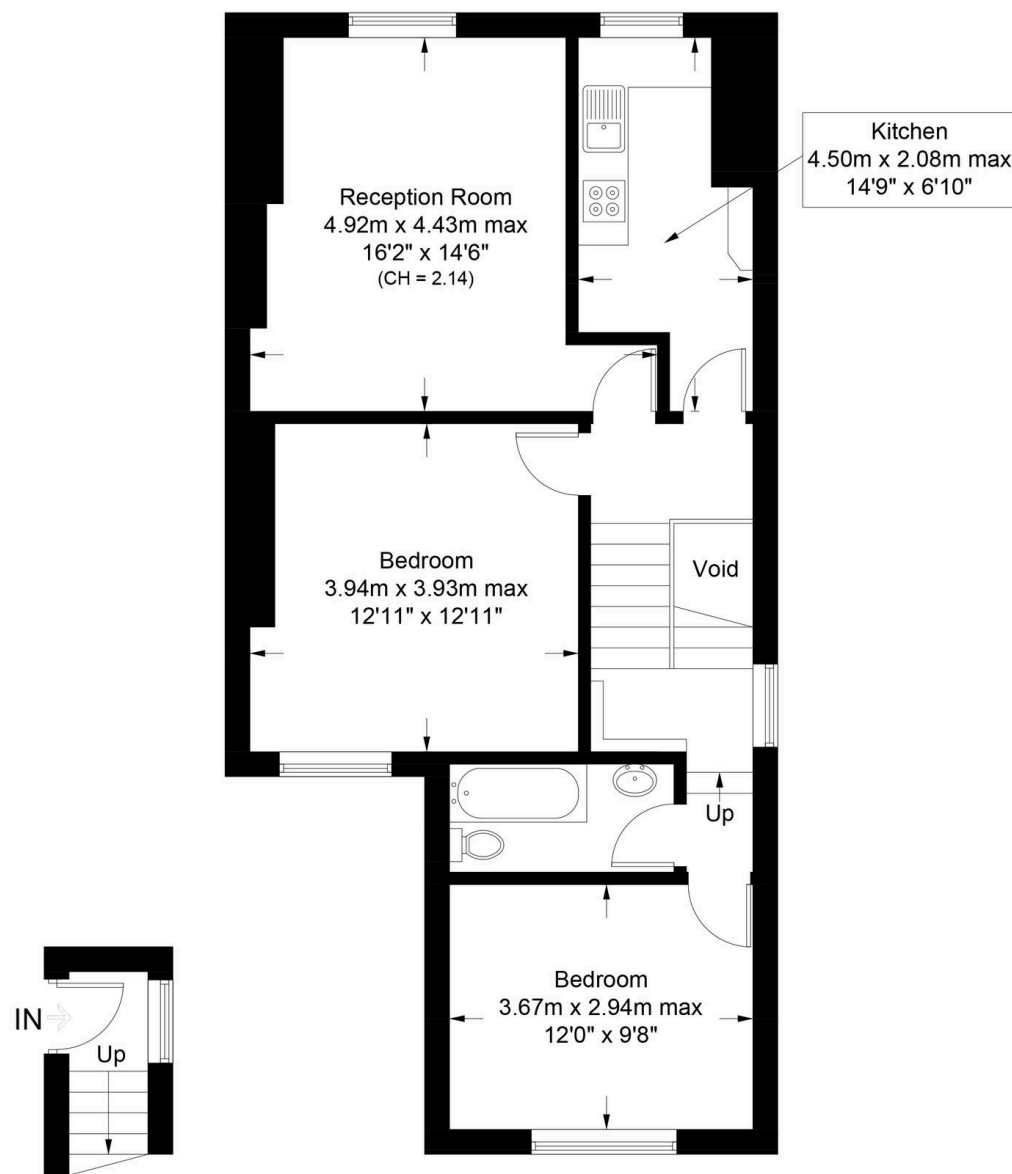




## Alexandra Grove, N4

Approximate Gross Internal Area = 750 sq ft / 69.7 sq m  
(Excluding Void)

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Second Floor

Third Floor

scan to book  
a viewing



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1243415)



as been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

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### Property Management Office

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